

Authority: Planning and Housing Committee Item  
PH25.14, as adopted by City of Toronto Council on  
November 12 and 13, 2025  
City Council voted in favour of this by-law on February 4,  
2026  
Written approval of this by-law was given by Mayoral  
Decision 3-2026 dated February 4, 2026

## **CITY OF TORONTO**

### **BY-LAW 85-2026**

**To designate the property at 54 and 66 Fraser Avenue as being of cultural heritage value or interest.**

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact By-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 54 and 66 Fraser Avenue as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 54 and 66 Fraser Avenue and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas no notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act; and

Whereas the reasons for designation are set out in Schedule A to this By-law;

The Council of the City of Toronto enacts:

- 1.** The property at 54 and 66 Fraser Avenue, more particularly described in Schedule B attached to this By-law, is designated as being of cultural heritage value or interest.
- 2.** The City Solicitor is authorized to cause a copy of this By-law to be registered against the property described in Schedule B to this By-law in the proper Land Registry Office.
- 3.** The City Clerk is authorized to cause a copy of this By-law to be served upon the owners of the property 54 and 66 Fraser Avenue at and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on February 4, 2026.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**SCHEDULE A****STATEMENT OF SIGNIFICANCE  
REASONS FOR DESIGNATION  
54 and 66 Fraser Avenue****Reasons for Designation**

The properties at 54 and 66 Fraser Avenue (including the entrance addresses of 58, 60, 62 and 64 Fraser Avenue) are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical, historical/associative, and contextual value.

**Description**

The properties at 54 and 66 Fraser Avenue (the former Arlington Company Factory) are located on the east side of Fraser Avenue, south of Liberty Street in the Liberty Village neighbourhood. The building, first constructed in 1905, is mostly one storey in height and is finished in red brick and limestone, displaying restrained classical architectural detailing. The building is "U-shaped", forming a courtyard, with an extension south along Fraser Avenue. The properties are adjacent to the former, c. 1906-09, S.F. Bowser Company Factory to the north at the corner of Fraser Avenue and Liberty Street.

**Statement of Cultural Heritage Value**

The former Arlington Company of Canada Factory, dating from 1905, has design and physical value for being representative of a factory complex typology of the period. Typical of factory complexes, the site consisted of specialized and distinct sections of the building based on purpose. The factory contained distinct use areas for a stock room, a box room and a show room, offices, and separate manufacturing area for both collars and combs. By 1910, additions had occurred to the complex to create a "U" shaped building; in c. 1910-13 a one-storey, receiving room extension was added to the south end of the Fraser Avenue façade.

Like the majority of industrial buildings in the Liberty Village area, the site buildings were constructed of red brick with a focus on utility and function rather than ornament. While the street facing facades on Fraser Avenue feature classical detailing - most notably with the window voussairs and tapered pilaster-type piers - most aspects of the complex are functional in design and appearance. Limestone detailing with a tooled finish distinguish the quality of the building.

The properties at 54 and 66 Fraser Avenue has historical and associative value for being directly associated with the industrial use activity which historically defined the Liberty Village area throughout most of the Twentieth century. For its first 15 years, from 1906 - 1921, the complex served the Arlington Company of Canada and was the manufacturing location for collars and combs. In 1921, the adjoining S.F. Bowser Company, which manufactured oil tanks and cans, expanded their operations to subsume the former Arlington Company factory, remaining at the location until the early 1950s. In subsequent decades, light industry occupied the site, including

the manufacturing of bedding and work clothing, the sale of paper products and upholstering and woodwork.

The Liberty Village area is defined by its historic industrial use and its associated extant warehouse buildings and complexes. The former Arlington Company of Canada Factory occupies a central location of this precinct and helps to form a concentration of former, historic industrial buildings. This concentration comprises adjacent sites designed under the Ontario Heritage Act including the former Toronto Carpet Factory complex at 1179 King Street (built out between 1898-1924), and the former Gillett Company factory (built in phases 1911-42) at Fraser Avenue and Liberty Street; adjacent properties listed on Toronto's Heritage Register include the 1906-09 S.F Bowser Company Factory at 68 Fraser Avenue and the c. 1913-14 S.F. Bowser Company building at 39 Mowat Avenue. The form, scale, materials and building typology of the former Arlington Company Factory at 54 and 66 Fraser Avenue contributes to define, maintain and support the character of the area.

## **Heritage Attributes**

### Design or Physical Value

The following heritage attributes contribute to the design and physical value of the properties:

- The form, scale and massing of the building comprising a "U-shape plan forming a courtyard, with one-storey south extension along Fraser Avenue; the one-storey height with a two-storey south wing on Fraser Avenue; and flat-roof form
- The red-brick cladding with the tooled limestone detailing
- The fenestration; and the wooden, multi-part window assemblies and multi-pane wooden-sash windows
- The doorway openings on the Fraser Avenue facades and their solid and glazed wood-panel doors; doorway openings facing the courtyard

### Historical or Associative Value

The following heritage attributes contribute to the historical and associative value of the properties:

- The industrial character of the property as found in its design and physical heritage attributes
- The presence and location of the property adjoining the former S.F. Bowser building at 68 Fraser Avenue which it shares integral and direct historical association with

### Contextual Value

The following heritage attributes contribute to the contextual value of the properties:

- The building's presence in Liberty Village which contributes to the concentration of other industrial heritage buildings in the area

**SCHEDULE B**  
LEGAL DESCRIPTION

PIN 21299-0092 (LT)  
LOTS 19 AND 20, PART OF LOTS 18 AND 21,  
REGISTERED PLAN 684 CITY WEST  
AS IN CT860658  
PIN 21299-0093 (LT)  
PART OF LOT 18, REGISTERED PLAN 684 CITY WEST  
DESIGNATED AS PARTS 2 & 3, PLAN 63R-3477  
City of Toronto and Province of Ontario  
Land Titles Division of the Toronto Registry Office (No. 66)